### Summary of Planning and Zoning Commission Votes

Regular Meeting of the Aurora Colorado Planning Commission  
January 27, 2021

<table>
<thead>
<tr>
<th>Agenda Item #</th>
<th>Item Description</th>
<th>Plg Dept Recom</th>
<th>Plg Comm Action*</th>
<th>Est. City Council Schedule**</th>
</tr>
</thead>
<tbody>
<tr>
<td>5a.</td>
<td><strong>DUTCH BROTHERS AT CITADEL – CONDITIONAL USE</strong> (Ward I)</td>
<td>Approve</td>
<td>Approved For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 1 (Turcios)</td>
<td>Call-up deadline Feb 22, 2021</td>
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<td>CASE MANAGER: Ryan Loomis APPLICANT: Cole Valley Partners LLC</td>
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<td>Development Application: DA-1422-12 Case Number: 2020-6051-01</td>
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<td>General Location: Southeast Corner of E Colfax Avenue and Sable Boulevard</td>
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<td>5b.</td>
<td><strong>DUTCH BROTHERS AT CITADEL – SITE PLAN</strong> (Ward I)</td>
<td>Approve w/ a condition</td>
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<td>5c.</td>
<td><strong>BANK OF AMERICA AT CHAMBERS PLAZA – CONDITIONAL USE</strong> (Ward II)</td>
<td>Approve</td>
<td>Approved For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 1 (Turcios)</td>
<td>Call-up deadline Feb 22, 2021</td>
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<td>CASE MANAGER: Ryan Loomis APPLICANT: Nelson Worldwide</td>
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<td>Development Application: DA-2238-00 Case Number: 1979-6022-23</td>
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<td>General Location: Northeast Corner of E Colfax Avenue and Altura Boulevard</td>
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<td>5d.</td>
<td><strong>BANK OF AMERICA AT CHAMBERS PLAZA – SITE PLAN W/ADJUSTMENT</strong> (Ward II)</td>
<td>Approve w/ a condition</td>
<td>Approved w/ a condition For Approval: 6 For Denial: 0 Abstentions: 0 Absent: 1 (Turcios)</td>
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**PLEASE NOTE:** Planning Commission approvals and denials are always listed in terms of the APPLICANT’S original request, regardless of whether the Commission’s motion was phrased as a motion to approve or to deny. For example, Commission members voting FOR a motion to achieve deny approval are listed as voting for “denial”.  
**City Council hearing dates listed are preliminary—final dates may be subject to change.**
SITE PLAN SUMMARY OF PLANNING COMMISSION ACTIONS

Project Name: DUTCH BROTHERS AT CITADEL
Planning Commission Hearing Date: January 27, 2021
Deadline for City Council Call Up: February 22, 2021
Ward: Ward I
Project Type: Conditional Use and Site Plan
DA Number: DA-1422-12
Case Number(s): 2020-6051-00; 2020-6051-01
Location: QS:05H – Southeast Corner of E Colfax Avenue and Sable Boulevard
Case Manager: Ryan Loomis

Description:
The applicant, Cole Valley Partners LLC, is requesting approval of a Site Plan with a Conditional Use, for a new 871 square-foot coffee shop, Dutch Brothers. The property is zoned MU-C (Mixed-Use Corridor) within Subarea A. Per the Permitted Uses Table 3.2-1, the use would be considered “Restaurant”, which is a permitted use in the MU-C zone district. The coffee shop includes a Drive-Through Facility, which is an accessory use requiring conditional use approval.

The subject property is proposed on a 0.65-acre lot (Lot 1, Block 1) within the Citadel on Colfax Subdivision Filing #01. The property address is 14650 East Colfax Avenue, which is located near the southeast corner of Sable Boulevard and East Colfax Avenue. A new private street, North Eagle Street, will be built as a north-south oriented street located along the east property line. The project site lies within the Citadel on Colfax Design Guidelines and Standards (CDS) and Master Plan. The Site Plan has been reviewed according to the Master Plan and Guidelines and has been approved by the Citadel on Colfax Design Review Committee.

The proposed facility will include one 871 square-foot building and two (2) drive-thru lanes with one pass-through lane and associated parking stalls adjacent to the building for staff and customers. The new building will orient along Colfax Avenue with the drive thru and parking lot screened behind the building and away from public views along Colfax Avenue. Site elements include a 652 square-foot outdoor dining and ordering area for walk up customers, generous landscaping meeting the Citadel Master Plan, street trees along Colfax Avenue and the new North Eagle Street, a trash enclosure, adequate parking, and required curbs and access points to serve the development. Vehicular access will be provided from an ingress/egress driveway along southeast corner of site and connect with North Eagle Street. The building has been designed with four-sided architecture incorporating varying parapet heights, changes in materials and metal awnings over the building’s entrance facing Colfax Avenue, along the east and west elevations, and above the drive-thru area along the south elevation. The building will be constructed of durable materials and glazing, to create an attractive design which meets the requirements of the Unified Development Ordinance (UDO) and the Citadel on Colfax Design Guidelines and Standards.

The restaurant ’s proposed hours of operations are 7 days a week, from 5:00 AM to 11:00 PM. The restaurant will be staffed by approximately 6-8 associates per shift. There is no delivery dock or designated delivery parking bay required on the premises as deliveries are made after the restaurant is closed to the public, between the hours of 11:00 PM and 4:00 AM.

There are eight registered neighborhood organizations and five adjacent property owners that were notified of the site plan and conditional use applications. No comments were received, and a neighborhood meeting was not held.

Testimony Given at the Hearing:
Ryan Loomis, Case Manager, gave a presentation of the items, including staff recommendations.

Chair Lyon asked if there will be any outdoor seating. Mr. Loomis responded yes along the east elevation, there will be a patio area.
Commissioner Hogan asked if Eagle Street is a private street and who will maintain it. Mr Loomis responded yes, Eagle Street is a private street that is already built and that the applicant will install landscaping along the frontage. The Master Developer will be maintaining the street and landscaping outside of the property lines of the Dutch Brothers site.

Commissioner Hogan asked if there is right in/ right out. Mr. Loomis responded that there will be full access in and out of the Dutch Brothers property. Brianna Medema from Traffic explained the traffic access flow through the site and from Colfax Avenue.

Commissioner Jetchick asked in reference to turning left onto Colfax if there will be a U-turn at the next opportunity. Ms. Medema responded that would be available and explained that there will be a future signal at Altura Blvd and Colfax Avenue that most traffic will likely use.

Justine Ealy, Cole Valley, Partners, 3519 NE 15th Avenue, Suite 251, Portland, OR, representing the applicant, gave a presentation of the item.

Commissioner Bengen asked if the applicant is the operator of the Dutch Brothers on Iliff Avenue. Ms. Ealy responded they are not.

Commissioner Gaiser mentioned that the DRC letter commented on the location of the trash enclosure. Ms. Ealy stated that the trash enclosure is fully enclosed.

Ryan Ramey, Cole Valley Partners, 3519 NE 15th Avenue, Suite 251, Portland, OR, confirmed the location of the trash enclosure and that it is fully enclosed.

Commissioner Gaiser asked if there is adequate parking for the site considering the stated seven employees and customers. Mr. Loomis stated that the parking meets the Unified Development Ordinance requirements.

Chair Lyon asked about the menu. Ms. Ealy responded there is coffee, tea and other hot drinks, cold drinks are also available, such as energy drinks, smoothies and shakes, and breakfast items such as muffins and granola bars will be provided.

Commissioner Jetchick asked about security lighting around dumpsters due to homeless persons in the area. Mr. Ramey stated that the entire site is well lit at a minimum of a 3-foot candle, which is above the minimum requirement.

Commissioner Jetchick asked if Citadel is a BID (Business Improvement District) that is acting like a Metro District to fund infrastructure. Mr. Loomis responded that he is not sure and will get back to the Commission.

There were no comments from the public.

**Planning Commission Results**

Agenda Item 5a – Conditional Use

A motion was made by Commissioner Bengen and seconded by Commissioner Gaiser.

Move to approve the Conditional Use because the proposal complies with the requirements of Code Section 146-5.4.3.A.3 of the Unified Development Ordinance for the following reasons:

1. The application complies with applicable standards within the UDO, the Citadel on Colfax Design Guidelines and Standards (CDS) and Master Plan and the Aurora Places Comprehensive Plan “City Corridor” Placetype.
2. The size, scale, and height, and hours of operation of the proposal is compatible with existing uses in the area.
3. The application is consistent with surrounding commercial uses and will not change the predominant character of the surrounding area.
4. There is adequate capacity with existing city infrastructure to serve the project.
5. The application will not dislocate any tenants or occupants of the property.
6. The application mitigates adverse impacts on the surrounding area through screening, high quality architecture, and pedestrian connectivity.
Further Discussion:
No further discussion occurred.

Action Taken:  Approved
Votes for the Conditional Use: 6
Votes against the Conditional Use: 0
Absent: 1 (Turcios)
Abstaining: None
Vacancies:  0

Agenda Item 5b – Site Plan

A motion was made by Commissioner Jetchick and seconded by Commissioner Bush.

Approve, with one condition, the Site Plan because the proposal complies with the requirements of Code Section 146-5.4.3.B.2.c of the Unified Development Ordinance for the following reasons:

1. The site plan complies with applicable standards within the UDO, the Citadel on Colfax Design Guidelines and Standards (CDS) and Master Plan and the Aurora Places Comprehensive Plan “City Corridor” Placetype.
2. There is sufficient capacity with existing city infrastructure to serve the project.
3. The site plan is located in an urbanized developed area and will have no impact on environmental features.
4. The site plan enhances multi-modal connections by providing a new sidewalk connection to North Eagle Street.
5. The proposed site plan is consistent with surrounding commercial uses and will not change the predominant character of the surrounding area. The size, scale, and height, and hours of operation of the proposed coffee shop are compatible with existing of existing uses in the area.
6. The site plan mitigates adverse impacts on the surrounding area through screening, high quality architecture, and pedestrian connectivity.

Approval to be subject to the following condition:

1. The resolution of outstanding technical issues prior to recordation of the Site Plan and issuance of any building permits.

Further Discussion:
No further discussion occurred.

Action Taken:  Approved with a condition
Votes for the Conditional Use: 6
Votes against the Conditional Use: 0
Absent: 1 (Turcios)
Abstaining: None
Vacancies:  0

Filed: K:\$DA\1422-12sps.rtf
Planning Department  
City of Aurora, Colorado  

SITE PLAN SUMMARY OF PLANNING COMMISSION ACTIONS  

Project Name: BANK OF AMERICA AT CHAMBERS PLAZA  
Planning Commission Hearing Date: January 27, 2021  
Deadline for City Council Call Up: February 22, 2021  
Ward: Ward II  
Project Type: Conditional Use and Site Plan with Adjustment  
DA Number: DA-2238-00  
Case Number(s): 1979-6022-23; 1979-6022-22  
Location: QS:04 H – Northeast Corner of E Colfax Avenue and Altura Boulevard  
Case Manager: Ryan Loomis  

Description:  
The applicant, Nelson Worldwide, is requesting approval of a Site Plan with an adjustment and a Conditional Use, for a new 4,498 square-foot financial facility, Bank of America. The property is zoned MU-C (Mixed-Use Corridor) within Subarea A. Per the Permitted Uses Table 3.2-1, the use would be considered “Personal Service, Small”, which is a permitted use in the MU-C zone district. The bank includes a Drive-Through Facility, which is an accessory use requiring conditional use approval. An adjustment is being requested as part of the application related to the percentage of parking located along street frontages. More detailed information about the adjustment request, as well as staff’s recommendation is discussed later in the report.  

The subject property is proposed on a 1.1-acre portion of the Chambers Plaza shopping center (Altura Farms Filing #01 Subdivision, Amended). A Subdivision Replat (DA-2238-01) is also being processed separately to remove Tracts 3 and 4 lot lines for Altura Farms #01 (Amended), creating one 6.6-acre lot. These lot lines were located where the proposed bank building will be located, and the Subdivision Replat will ensure lot lines do not bisect the proposed bank building.  

The site is located at 15077 East Colfax Avenue, which is located near the northeast corner of Altura Boulevard and East Colfax Avenue. The previous uses on the site included Yi Asian Express restaurant and a vacant commercial building. The existing structures will be demolished for redevelopment of the new bank. The proposed facility will include one building and two (2) drive-thru lanes with one pass-through (ATM) lane and associated parking stalls adjacent to the building for staff and customers. The new building will be located within an existing parking lot, and adequate parking exists to serve the proposed use and the existing shopping center. Site elements include revised parking layout, landscaping, street trees, a trash enclosure, and required curbs and access points to serve the development. Vehicular access will be provided from the existing shared access drive within the shopping center on the north and east side of the lot. New site and parking lot landscaping will be provided, and the building has been designed with four-sided architecture incorporating varying parapet heights, changes in materials and a canopy feature over the building’s entrance facing Colfax Avenue and along east elevation. The building will be constructed of durable materials and glazing, to create an attractive design which meets the requirements of the Unified Development Ordinance (UDO).  

The bank’s proposed hours of operations are 9:00 AM –5:00 PM, Monday-Friday, 9:00 AM – 1:00 PM on Saturday and closed on Sunday. A 24-hour drive-up ATM will be located along the north side of the bank with two drive-thru lanes to service customers.  

Fourteen registered neighborhood organizations and five adjacent property owners were notified of the site plan and conditional use application. No comments were received, and a neighborhood meeting was not held.  

Testimony Given at the Hearing:  
Ryan Loomis, Case Manager, gave a presentation of the items, including the staff recommendations.  

Mr. Welty, Nelson Worldwide, 30 Monroe Street, Suite 200, Chicago, IL, representing the applicant, gave a presentation of the item highlighting the architectural elements.  

Commissioner Jetchick asked if there is a walk-up ATM as part of Bank of America.
Mr. Welty responded that there is a 24-hour vestibule with a walk-up ATM inside. The location is within the door on the south elevation.

There were no comments from the public.

**Planning Commission Results**

Agenda Item 5c – Conditional Use

A motion was made by Commissioner Bush and seconded by Commissioner Gaiser.

Approve the Conditional Use because the proposal complies with the requirements of Code Section 146-5.4.3.A.3 of the Unified Development Ordinance for the following reasons:

1. The application complies with applicable standards within the UDO and the Aurora Places Comprehensive Plan “City Corridor” Placetype.
2. The size, scale, and height, and hours of operation of the proposed bank are compatible with existing existing uses in the shopping center.
3. The application is consistent with surrounding commercial uses and will not change the predominant character of the surrounding area.
4. There is sufficient capacity with existing city infrastructure to serve the project.
5. The application will not dislocate any tenants or occupants of the property.
6. The application mitigates adverse impacts on the surrounding area through screening, high quality architecture, and pedestrian connectivity.

**Further Discussion:**
No further discussion occurred.

**Action Taken:** Approved

Votes for the Conditional Use: 6
Votes against the Conditional Use: 0
Absent: 1 (Turcios)
Abstaining: None
Vacancies: 0

Agenda Item 5d – Site Plan with an Adjustment

A motion was made by Commissioner Gaiser and seconded by Commissioner Jetchick.

Approve, with one condition, the Site Plan with an adjustment to Code Section 146-4.6.5.A.2. regarding parking lot frontage, because the proposal complies with the requirements of Code Section 146-5.4.3.B.2.c of the Unified Development Ordinance, for the following reasons:

1. The site plan complies with applicable standards within the UDO and the Aurora Places Comprehensive Plan “City Corridor” Placetype.
2. There is sufficient capacity with existing city infrastructure to serve the project.
3. The site plan is located in an urbanized developed area and will have no impact on environmental features.
4. The site plan enhances multi-modal connections by providing a new sidewalk connection to Colfax Avenue.
5. The site plan is consistent with surrounding commercial uses and will not change the predominant character of the surrounding area. The size, scale, and height, and hours of operation of the proposed bank are compatible with existing existing uses in the shopping center.
6. The site plan mitigates adverse impacts on the surrounding area through screening, high quality architecture, and pedestrian connectivity.

Approval to be subject to the following condition:

1. The resolution of outstanding technical issues prior to recordation of the Site Plan and issuance of any building permits.
Further Discussion:
No further discussion occurred.

Action Taken: Approved with a condition
Votes for the Conditional Use: 6
Votes against the Conditional Use: 0
Absent: 1 (Turcios)
Abstaining: None
Vacancies: 0

Filed: K:\$DA\2238-00sps.rtf